



ANDOVER COURT, 5 MINT STREET, LONDON, E2
£475,000 LEASEHOLD

AWARD-WINNING PENTHOUSE WITH SOUTH-WEST FACING PRIVATE ROOF TERRACE

Shoreditch | 020 7749 7650 | shoreditch@winkworth.co.uk

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DESCRIPTION:

Set within the award-winning Andover Court on Mint Street, this beautifully presented one-bedroom penthouse apartment forms part of a striking RIBA award-winning development completed in 2014. Offering 558 sqft of internal accommodation (608 sqft including the winter garden), the apartment combines contemporary design with exceptional outdoor space.

The property comprises a spacious double bedroom, a stylish modern bathroom, and a bright open-plan kitchen and reception room designed for modern living and entertaining. Floor-to-ceiling glazing fills the living space with natural light and opens onto the apartment's standout feature – a stunning private south-west facing roof terrace.

The generous terrace enjoys excellent afternoon and evening sunshine, together with spectacular panoramic views towards the City skyline, creating the perfect setting for outdoor dining, relaxing, or entertaining guests.

Perfectly positioned, the apartment is just moments from Bethnal Green Underground and Overground stations, providing excellent transport links across London, while the City and the vibrant bars, restaurants and boutiques of Shoreditch are all within easy reach. Residents also benefit from the nearby open spaces of Weavers Fields and Bethnal Green Gardens, offering a welcome escape from city life.

Occupying a prime penthouse position within this highly regarded development, this exceptional home combines award-winning architecture, contemporary interiors, outstanding outside space and an unrivalled East London location.

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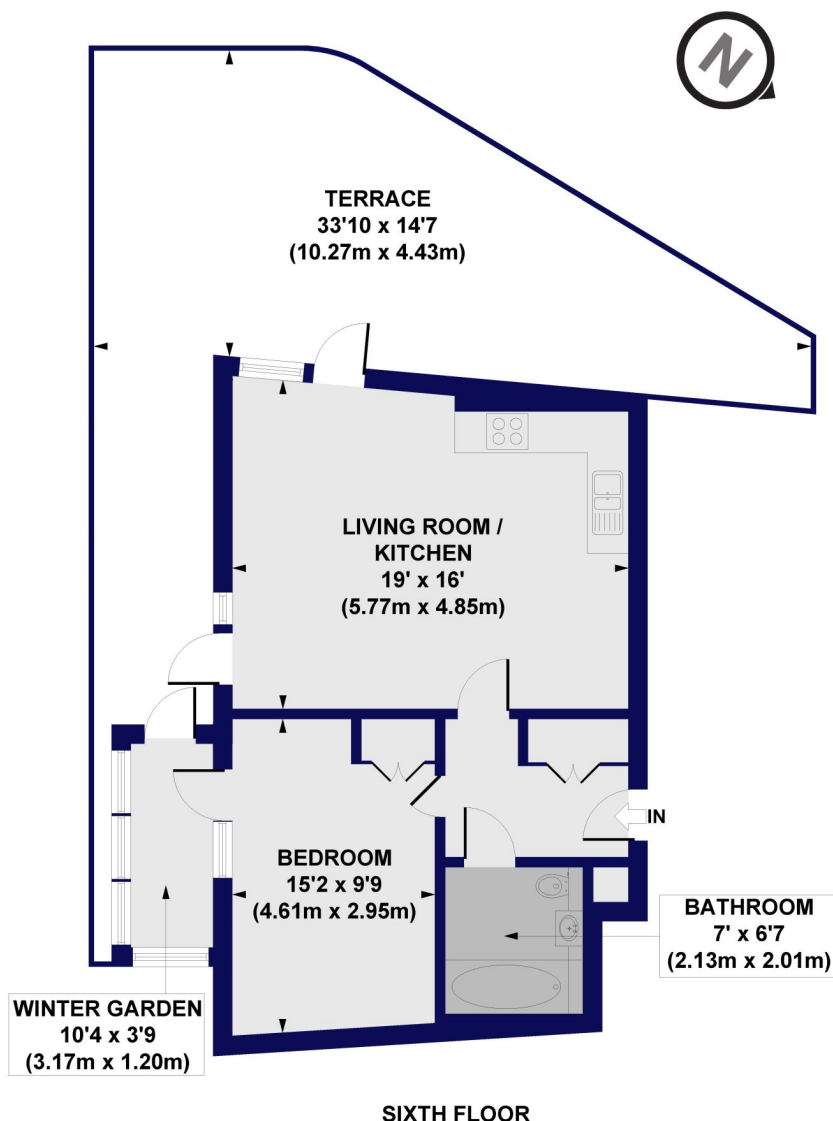


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Andover Court, Mint Street, E2

Approx. Gross Internal Floor Area 608 sq. ft / 56.53 sq. m (Including Winter Garden)

Approx. Gross Internal Floor Area 558 sq. ft / 51.84 sq. m (Excluding Winter Garden)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://www.winkworth.co.uk/sale/property/SO200148>

Tenure: Leasehold

Term: 110 year and 10 months (Subject to change)

Service Charge: £3240 per annum (approx.)

Ground Rent: £ 350 Annually (Subject to review)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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